

Lead Dust Test Results

Information for Property Owners and Managers



Your tenant has done a lead dust test. What does this mean?

Your tenant participated in the lead dust testing program offered by the Maine CDC. This program helps parents, homeowners and landlords find out if there is lead dust in their homes or buildings. Lead dust is the most common cause of lead poisoning in Maine children. Lead dust comes from lead paint found in older homes and apartment buildings.

Look at the letter your tenant received that shows the test results. Then use this tipsheet and the other information provided to figure out what to do to **protect your tenants and protect your investment.**

What You Need To Do

If the results show that there is **no or a low** level of lead dust, you still need to:

- Maintain the paint in your units. Paint in good condition can turn into a lead hazard with time, wear and tear and repairs.
- Indicate that your building has been tested on the lead paint disclosure forms when entering into a rental agreement.

If the results show that there is a moderate or unsafe level of lead dust, you need to:

- Address the source of the dust and practice lead-safe maintenance. Your tenants need to learn lead-safe ways to clean. Proper cleaning and maintenance are the best ways to prevent lead poisoning.
- Consider having a professional do another test to confirm the results.
- Indicate that your building has been tested on the lead paint disclosure forms when entering into a rental agreement.
- Let prospective tenants see the test results. It's a good idea to share how you have cleaned up the lead dust with prospective tenants.

Cleaning Up Lead Dust

If testing shows that there is lead dust in one of your properties your tenants should clean up lead dust inside their units. You need to be sure you thoroughly clean up lead dust in common areas such as stairwells, porches and hallways, using wet cleaning methods. Use these same wet cleaning methods once a week.

Maintenance and Repairs

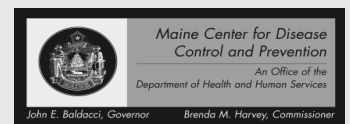
Before you begin any maintenance or repairs in your units, make sure you will not create lead dust by disturbing lead paint. Until you are sure that your repairs will not create lead dust, follow these guidelines:

- Do not dry sand or dry scrape paint.
- Repair damaged areas that are less than two square feet by covering with paint or contact paper. This is a short-term solution.
- When the property is occupied, limit the amount of paint that is disturbed.
- Wait to do other repairs until the unit is empty.

If you need to renovate, repair or paint in your pre-1978 rental property, you must hire an RRP certified contractor or get certified yourself.

Protect your tenants. Protect your investment.

- Visit our web site: www.maine.gov/healthyhomes
- Call for advice: **287-7666 • TTY: 800-492-0859**



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